



P&Z MINUTES
Regular Meeting of the
Prosper Planning & Zoning Commission
108 W. Broadway St., Prosper, Texas
Town of Prosper Municipal Chambers
Tuesday, April 5, 2016, 6:00 p.m.

1. Call to Order / Roll Call.

The meeting was called to order at 6:00 p.m.

Commissioners present: Chair John Alzner, Vice Chair John Hema, Secretary David Snyder, Craig Andres, and Brandon Daniel
Commissioners absent: Tripp Davenport, Chad Robertson

Staff present: John Webb, Director of Development Services; Alex Glushko, Senior Planner; Jonathan Hubbard, Planner; and Pamela Clark, Planning Technician

2. Recitation of Pledge of Allegiance.

CONSENT AGENDA

- 3a. Consider and act upon minutes from the March 15, 2016, Regular Planning & Zoning Commission meeting.**
- 3b. Consider and act upon a Final Plat of Prosper Center, Phase 1, for 133 single family residential lots and four (4) HOA/open space lots, on 41.8± acres, located on the northeast corner of future Prairie Drive and future Legacy Drive. This property is zoned Planned Development-65 (PD-65). (D16-0023).**

Motioned by Snyder, seconded by Daniel, to approve the Consent Agenda, subject to staff recommendations. Motion approved 5-0.

REGULAR AGENDA

- 4. Consider and act upon a request to amend the Future Land Use Plan from Retail & Neighborhood Services to High Density Residential, on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (CA16-0002). [Companion Case Z16-0004] THIS REQUEST HAS BEEN TABLED TO THE APRIL 19, 2016 PLANNING & ZONING COMMISSION MEETING.**

Motioned by Snyder, seconded by Daniel, to continue the Public Hearing and table Item 4 to the April 19, 2016 Planning & Zoning Commission meeting. Motion approved 5-0.

- 5. Consider and act upon a request to rezone 12.7± acres, from Retail (R) to Planned Development-Multifamily (PD-MF), located on the northeast corner of First Street and Coit Road, to allow for an age-restricted, private gated, senior living development. (Z16-0004). [Companion Case CA16-0002] THIS REQUEST HAS**

BEEN TABLED TO THE APRIL 19, 2016 PLANNING & ZONING COMMISSION MEETING.

Motioned by Snyder, seconded by Daniel, to continue the Public Hearing and table Item 5 to the April 19, 2016 Planning & Zoning Commission meeting. Motion approved 5-0.

6. **Consider and act upon a Preliminary Site Plan for two mini-warehouse buildings (Advantage Storage), on 5.1± acres, located on the east side of Prosper Commons Boulevard, 340± feet north of US 380. This property is zoned Commercial (C) and Specific Use Permit-4 (S-4) for Mini-Warehouse. (D16-0026).**
7. **Consider and act upon a Site Plan for a two-story mini-warehouse building (Advantage Storage, Phase 2), on 5.1± acres, located on the east side of Prosper Commons Boulevard, 340± feet north of US 380. This property is zoned Commercial (C) and Specific Use Permit-4 (S-4) for Mini-Warehouse. (D16-0027).**

Hubbard: Summarized the request, and explained the basis for the items being on the Regular Agenda is to request approval of a reduction to the side yard setback. Indicated the proposed building would be consistent with the existing building and would be in conformance with the SUP.

Snyder: Inquired about the basis for the reduction to the side yard setback, and how it would impact the northern adjacent property.

Hector Leon (Applicant Representative): Indicated the reduction to the setback would enable the developer to maximize the usable space on the property, considering restrictions associated to the existing City of Irving waterline easement bisecting the property.

Motioned by Snyder, seconded by Andres, to approve Item 6, subject to staff recommendations. Motion approved 5-0.

Motioned by Snyder, seconded by Alzner, to approve Item 7, subject to staff recommendations. Motion approved 5-0.

8. **Conduct a Public Hearing, and consider and act upon a request to rezone 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive, from Agricultural (A) to Single Family-12.5 (SF-12.5). (Z16-0005).**

Hubbard: Summarized the request and presented an exhibit provided by the applicant. Stated the request conforms to the Future Land Use Plan. Informed Commissioners that no Public Hearing reply forms have been received in opposition to the request. Recommended approval of the request.

Public Hearing was opened by Chair Alzner.

Shea Kirkman (Applicant Representative): Provided a history and overview of the property and described future potential surrounding developments.

There being no other speakers the Public Hearing was closed.

Motioned by Snyder, seconded by Daniel, to approve Item 8, subject to staff recommendations. Motion approved 5-0.

9. Conduct a Public Hearing, and consider and act upon a request for a Specific Use Permit (SUP) for a Private Street Development, on 100.0± acres, located on the south side of Prosper Road, 2,100± feet west of Legacy Drive. (S16-0005).

Hubbard: Summarized the request and presented exhibits provided by the applicant. Stated staff has concerns with the proposed street layout with regard to safety/potential speeding within the neighborhood. Informed the Commission that since the packet was distributed, the applicant has submitted a revised layout attempting to address staff concerns. Stated that staff has not had adequate time to review the revised plans. Requested Item 9 be tabled to the April 19, 2016 Planning & Zoning Commission meeting.

Public Hearing was opened by Chair Alzner.

Kirkman: Described surrounding properties and potential future development. Requested the Commission consider approving the SUP request with the condition that staff review and support the revised layout prior to Town Council action.

Michael Fannin (Owner): Described the proposed development and proposed development timeline.

The being no other speakers the Public Hearing closed.

Commission Discussion: Commissioners agreed that Item 9 should be tabled to give staff adequate time to review the revised layout, prior to action.

Motioned by Daniel, seconded by Andres, to continue the Public Hearing and table Item 9 to the April 19, 2016, Planning & Zoning meeting. Motion approved 5-0.

10. Conduct a Public Hearing, and consider and act upon a request to amend Chapter 4, Development Requirements of the Zoning Ordinance regarding the consideration of granting exceptions for alternate exterior construction of main buildings. (Z16-0006).

Webb: Described the process and criteria for considering and approving the use of alternate exterior materials.

Snyder: Inquired if approval of an alternate material associated with a request would set a precedent for such a material with future requests. Inquired if a majority of the request criteria is required to be met in order for a request to be approved.

Webb: Noted that the Commission would have discretion on approving or denying each request based the merit of the proposal and approval of an application would not set a precedent.

Public Hearing opened by Chair Alzner.

There being no speakers the Public Hearing was closed.

Motioned by Snyder, seconded by Hema, to approve Item 10, subject to incorporation of the following provisions as provided by Commissioner Snyder:

1. Any exception granted does not establish actual precedent and should not be used for determining future exception requests.
2. Exception approval is conditional upon material acceptance of a majority of criteria.

Motion approved 5-0.

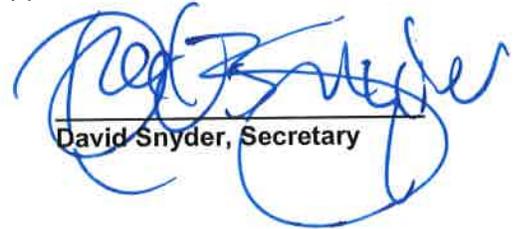
11. **Review actions taken by the Town Council and possibly direct Town Staff to schedule topic(s) for discussion at a future meeting.**

Webb: Requested that Commissioners check availability in May for a tour.

12. **Adjourn.**

Motioned by Snyder, seconded by Daniel, to adjourn. Motion approved 5-0 at 7:08 p.m.


Pamela Clark, Planning Technician


David Snyder, Secretary